

21 Hylton Street, Jewellery Quarter, Birmingham, B18 6HJ



FOR SALE

Self-contained office space within the Jewellery Quarter

Net Internal Area: 2,302 ft² (213.9 m²)

Location

The property occupies a prominent position fronting Hylton Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The immediate area is well served by public transport with regular bus services and being only 200 yards from the Jewellery Quarter train and metro station.

The premises are well located for access to the inner ring road at Icknield Street with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square and Brindley Place within 1/2 mile.

Great Hampton Street (A41) is within close proximity providing a direct link to the A38(M) Aston Expressway and the national motorway network.

Description

The property comprises of a mid-terraced, traditionally brick-built property with a pitched tiled roof. The building is accessed via a main door opening to Hylton Street, accommodation is provided at both ground and first floor levels.

In brief, the ground floor is used as stores and for separate meeting space, disabled toilets and rear access to a shared courtyard which provides means of fire escape for this and neighbouring properties. The first floor is presented as one open plan floorplate with two cellular meeting rooms, kitchen area and staff toilets.

The property benefits from gas-fired central heating, secondary glazed windows, emulsion coated walls and surface mounted ceiling lighting.

Accommodation

Total (NIA) 2,302 ft² (213.9 m²) approximately.

Tenure / Price

The property is available for purchase at £335,000 for the remaining leasehold term.

We understand that the property is held on a peppercorn lease with Birmingham City Council and expires 29th September 2094.

Rateable Value

We understand that the rateable value for the property is £12,250 per annum.

VAT

The property is not elected for VAT.

Services

We understand that all mains services are connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties

Legal Costs

Both parties are to bear the cost of their own legal and surveyor's costs incurred during the transaction.

Service Charge

Not applicable.

Energy Performance Certificate

Available upon request from the agent.

Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500.

